

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pittsburgh

State: PA

PJ's Total HOME Allocation Received: \$64,278,630

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	92.85 %	92.54 %	17	90.66 %	75		71
% of Funds Disbursed	91.62 %	86.13 %	3	81.06 %	95		92
Leveraging Ratio for Rental Activities	7.62	4.83	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	88.50 %	93.21 %	23	81.27 %	49		35
% of Completed CHDO Disbursements to All CHDO Reservations***	75.20 %	69.32 %	14	68.23 %	62		54
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.90 %	82.60 %	8	79.86 %	84		72
% of 0-30% AMI Renters to All Renters***	56.19 %	37.61 %	5	44.82 %	78		71
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.87 %	98.45 %	13	94.65 %	80		63
Overall Ranking:				In State:	2 / 29	Nationally:	85 84
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,840	\$19,557		\$25,419	1,582 Units		65.70 %
Homebuyer Unit	\$31,885	\$15,500		\$14,530	358 Units		14.90 %
Homeowner-Rehab Unit	\$14,004	\$15,967		\$20,251	468 Units		19.40 %
TBRA Unit	\$0	\$5,674		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pittsburgh PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$114,101	\$114,342	\$24,994
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	33.5	36.9	65.2	0.0
Black/African American:	65.6	59.5	32.9	0.0
Asian:	0.3	1.1	0.2	0.0
American Indian/Alaska Native:	0.0	0.3	0.4	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	1.1	0.0	0.0
Asian/Pacific Islander:	0.1	0.0	1.1	0.0

ETHNICITY:

Hispanic	0.3	0.8	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	69.7	38.5	52.6	0.0
2 Persons:	15.4	18.2	20.7	0.0
3 Persons:	8.2	26.8	12.2	0.0
4 Persons:	4.6	9.5	8.3	0.0
5 Persons:	1.4	4.2	3.4	0.0
6 Persons:	0.3	1.4	1.9	0.0
7 Persons:	0.3	0.8	0.6	0.0
8 or more Persons:	0.1	0.6	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.0	43.3	32.1	0.0
Elderly:	51.0	4.5	38.7	0.0
Related/Single Parent:	19.7	39.9	13.2	0.0
Related/Two Parent:	3.7	10.1	12.8	0.0
Other:	0.6	2.2	3.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	63.8	0.6 [#]
HOME TBRA:	0.0	
Other:	11.5	
No Assistance:	24.7	

of Section 504 Compliant Units / Completed Units Since 2001 61

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pittsburgh State: PA Group Rank: 85
(Percentile)
State Rank: 2 / 29 PJs Overall Rank: 84
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	88.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	75.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.48	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

